



City of Cincinnati

DBS

EESW

An Ordinance No. 337

-2025

APPROVING a major amendment to the concept plan and development program statement governing a portion of Planned Development District No. 94, "The Crossbuck," to permit additional uses within the planned development and allow for the construction of two pickleball courts, a dog park, a maintenance garage, and a pavilion structure in the area located at 3033 Jared Ellis Drive in the Oakley neighborhood.

WHEREAS, Onyx + East, owns or controls certain real property in the Oakley neighborhood located at 3033 Jared Ellis Drive ("Property"), which property Council rezoned to Planned Development District No. 94 ("PD-94"), pursuant to Ordinance No. 0322-2022 adopted on October 12, 2022; and

WHEREAS, the Property consists of approximately 7.58 acres of vacant land and the concept plan and development program statement for PD-94 currently proposes the development of 119 three-story townhomes on individual lots organized around a series of private streets and alleys; and

WHEREAS, McBride Dale Clarion, has petitioned the City to approve a major amendment to the PD-94 concept plan and development program statement to permit a recreation and entertainment land use and to allow for the construction of two pickleball courts, a dog park, a pavilion, and a maintenance garage on the Property; and

WHEREAS, the proposed major amendment to the PD-94 concept plan and development program statement will support the quality of life for future residents, help maintain the aesthetic characteristics of the Property, and is compatible with the surrounding neighborhood and land uses; and

WHEREAS, Section 1429-12(b) of the Zoning Code provides that changes in the uses allowed under an approved concept plan constitute a major amendment to the concept plan that requires approval of the City Planning Commission and Council in the same manner as a zoning map amendment; and

WHEREAS, at its regularly scheduled meeting on October 3, 2025, the City Planning Commission recommended approval of the proposed major amendment to the concept plan and development program statement for PD-94; and

WHEREAS, a committee of Council held a public hearing on the major amendment to the concept plan and development program statement for PD-94 following due and proper notice pursuant to Cincinnati Municipal Code Section 111-1, and the committee approved the major amendment, finding it in the interest of the public's health, safety, morals, and general welfare; and

WHEREAS, the proposed major amendment to the concept plan and development program statement for PD-94 is in accordance with Plan Cincinnati (2012), and the "Compete" initiative area

with the goal to “[t]arget investment to geographic areas where there is already economic activity” (page 115) and the “Live” initiative area with the goal to “[p]rovide a full spectrum of housing options, and improve housing quality and affordability” (page 164); and

WHEREAS, the proposed major amendment to the concept plan and development program statement for PD-94 is in accordance with the Oakley Master Plan (2019), including the goals to “[a]ssure that future growth is guided by zoning and planning that will preserve Oakley as a thriving, unique, and pedestrian-scaled urban neighborhood” (page 80) and “[i]ncrease the percentage of owner-occupied homes” (page 85); and

WHEREAS, Council considers the major amendment to the PD-94 concept plan and development program statement to be in the best interest of the City and the general public’s health, safety, morals, and general welfare; now, therefore,

BE IT ORDAINED by the Council of the City of Cincinnati, State of Ohio:

Section 1. That the Council hereby adopts as its own independent findings the Department of City Planning and Engagement and the Cincinnati Planning Commission’s findings that the major amendment to Planned Development District No. 94 (“PD-94”) further described herein conforms to the requirements of Cincinnati Municipal Code Sections 1429-05, 1429-09, and 1429-11.

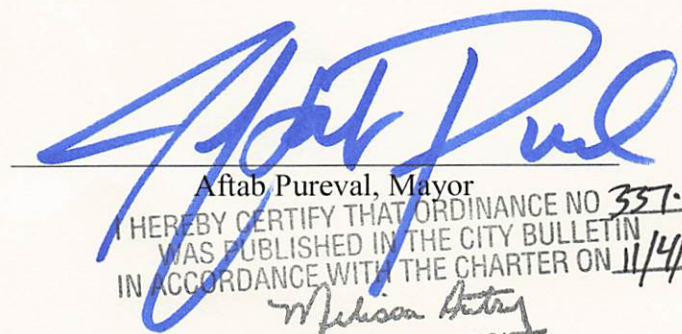
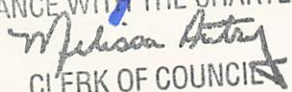
Section 2. That the concept plan and development program statement for PD-94 are hereby amended to incorporate the concept plan amendment, attached hereto as Attachment A and development program statement amendment, attached hereto as Attachment B and incorporated herein by reference.

Section 3. That, to the extent the concept plan and development program statement for PD-94 are not amended herein, they shall remain in full force and effect.

Section 4. That this ordinance shall take effect and be in force from and after the earliest period allowed by law.

Passed: October 22, 2025

Attest: 
Clerk


Aftab Pureval, Mayor
I HEREBY CERTIFY THAT ORDINANCE NO. 337-2025
WAS PUBLISHED IN THE CITY BULLETIN
IN ACCORDANCE WITH THE CHARTER ON 11/4/2025

CLERK OF COUNCIL